

Subject: Sandarac Responses

Good Morning

First OnSite will be our Vendor for the HOA Condo Mitigation—Phase 1 (Emergency Services).

They are a good fit for us.

Anything or any area that is affected with mold or moisture will be moved and treated, and all the drywall will be put back at no expense to the owner. Association's insurance policy covers the install of the new drywall.

The only time an owner may have an expense is for what the insurance company is calling finishes (paint, molding, carpeting, flooring. etc.) and even then First OnSite is willing to work with each individual homeowner's insurance policy if they have one. If not, then an owner will have that expense. They will cut out walls and floors anywhere they find more than 20% moisture.



If you are undecided and want to see a diagram of the amount of moisture found in your unit, email Kathy and she can send your Moisture Mitigation report. The Board recommends if people do not know what to do about their condo, they should err on the side of caution and say Yes. Mold is highly toxic and has a very pungent odor. It can cause respiratory illnesses. It is caused by humidity, water damage, and condensation. When it appears, it spreads rapidly and must be removed before more spores start and spread throughout

the entire area. It is nothing to take lightly. The picture shown is what we need to avoid.

We don't have time for people to come down next week to see their condominiums and then decide. We will be starting the mitigation of the building on Monday October 31st. No response by the 30th is going to be addressed as Yes, go ahead and mitigate. Anyone that says No will be asked to acknowledge they are aware of the risks of mold developing in the future, and they are still choosing to decline. This is to protect the association from future litigation. The Board of Directors are well within their rights to do so without permission from anyone under these circumstances.

The Florida Statutes that establish emergency powers for Condominium Associations (Chapter 718). **Here is an excerpt:**

718.1265 (1) (j) MITIGATE FURTHER DAMAGE, INJURY, OR CONTAGION, INCLUDING TAKING ACTION TO CONTRACT FOR THE REMOVAL OF DEBRIS AND TO PREVENT OR MITIGATE THE SPREAD OF FUNGUS OR CONTAGION, INCLUDING, BUT NOT LIMITED TO, MOLD OR MILDEW, BY REMOVING AND DISPOSING OF WET DRYWALL, INSULATION, CARPET, CABINetry, OR OTHER FIXTURES ON OR WITHIN THE CONDOMINIUM PROPERTY, EVEN IF THE UNIT OWNER IS OBLIGATED BY THE DECLARATION OR LAW TO INSURE OR REPLACE THOSE FIXTURES AND TO REMOVE PERSONAL PROPERTY FROM THE UNIT.

The island is now going to be open Mondays and Tuesdays.

Have a great day,
Angelo